

**CITY OF DUVALL  
COUNCIL MEETING  
July 12, 2007  
7:00 P.M. - Duvall Fire Station**

Council Workshop    6:00 PM:        UDR & Road Standards

**The City Council Meeting was called to order by Mayor Ibershof at 7:01 P.M.**

**Council Present:**        Gérard Cattin, Keith Breinholt, Gary Gill, Glen Kuntz, Dianne Brudnicki

**Staff Present:**        Cari Hornbein, Glenn Merryman, Lara Thomas, Todd Hall, Amy Jo Pearsall, Jodi Wycoff

**I.        Additions or Corrections to the Agenda:**

Under Consent Agenda add: Payroll in the amount of \$193,568.24; Claims in the amount of \$286,484.69; Excuse the absence of Councilmember Possinger as he is out of town. Under Executive Session: Cancel Executive Session.

**II.       Adoption of Council Agenda:**

*It was moved and seconded (Gill-Breinholt) to adopt the 7-12-07 Council Agenda. The motion carried. (5 ayes).*

**III.      Comments from the Audience:**

Laura Ritter, 15205 - 3<sup>rd</sup> Ave NE, spoke about her concerns of a houseguest of hers getting a parking ticket recently because of two wheels on road. She requested that if the Police Department is going to enforce this parking law, that they to do it all over town. She also expressed her concerns about the lack of stop signs at 3<sup>rd</sup> Avenue and Valley Street and asked that the City put the stop signs back up until the anticipated development begins. Lastly, she asked that she and her neighbors be notified when 3<sup>rd</sup> Avenue is going to be developed.

Leslie Paterson, 9720 NE 187<sup>th</sup> Place, Kirkland, representing Camwest, said she has concerns about the requirement for a median in the proposed Design Standards as is would affect their development in the South UGA between the R12 & MUI zones. Unfortunately she was not able to discuss this further with the Engineering Department due to schedule conflicts. She requests that this particular requirement be removed from the new Design Standards because they feel that it would be divisive to the two different districts in their village concept that they are trying to create and they feel that they can create a streetscape that would be superior to what is being proposed with the median.

**IV. Approval of Consent Agenda:**

*It was moved and seconded (Gill-Breinholt) to approve the consent agenda which included Payroll in the amount of \$193,568.24; Claims in the amount of \$286,484.69; the Council Meeting Minutes of 6/28/07; Special Workshop minutes of 6/19/07; and Excuse the absence of Councilmembers Page and Possinger as they are out of town. The motion carried. (5 ayes).*

**V. Presentation: Puget Sound Regional Council – Vision 2040 Plan for the Puget Sound Area.**

Ivan Miller from PSRC presented a slide show explaining what the Council does and about the new plan. The presentation explained the role of Vision 2040, what the previous plan was and the updates to the new plan. Ivan also discussed how the plan addresses how the region will deal with the expected growth over the next twenty years. The plan should be adopted in the middle of 2008. Ivan then addressed questions and comments from City Council.

**VI. Scheduled Items:**

**1. Committee Reports:**

*Committee reports will be given at the second Council Meeting of each month.*

**2. Mayor:** No report.

**3. Council:** No report.

**4. Staff:**

Administration & Planning – Cari Hornbein, Planning Director/City Hall Administrator, reported that the Planning Department has advertised for an Administrative Assistant position which closes on July 25<sup>th</sup>. She also reported that the UDR amendments are almost complete. Staff will be asking Council to approve the updated UDR after the public hearing tonight. Lastly, Cari reported that Lara Thomas recently sent an email to Council regarding the upcoming Snoqualmie Watershed Forum meeting and tour scheduled for Wednesday, July 18<sup>th</sup> at 5:00 p.m. and that Lara will send out an agenda soon.

Public Works – No Report

Police - Chief Glenn Merryman announced that the preliminary 2006 crime rate numbers are in. Duvall is once again in second for crime stats and has lowered their numbers since 2005. Carnation is still in the number one spot. He assured Council that just because the stats show that crime is lowering in town does not mean that his Department is not busy. They are averaging three arrests a day, most on traffic issues. Chief Merryman also reported on a recent email from a concerned citizen regarding an influx in off-leash dogs at the beach at McCormick Park. He asked Council to direct staff to work on the issue by possibly posting more signs and said that his department will be making more trips to the park to enforce the leash law. Lastly Chief Merryman reported that there is an obscure

RCW law that states that the new speed limit that was put in up by Central Park is treated like a school zone, meaning that the fines are double in that area.

Finance – No Report

Fire District 45 - No Report

**VII. Public Hearing: 2007 Amendments to Title 14 of the Duvall Municipal Code – Unified Development Regulations.**

7:55 p.m. The Public hearing was opened.

Cari Hornbein, Planning Director/City Hall Administrator and Lara Thomas, Associate Planner, showed a presentation going over the background and details of the updates to the UDR.

Michael Brooks, 600 University Street, Seattle, Vice President of Development for Washington Real Estate Holdings, LLC, said that Council, Planning Commission and the Planning Department should be congratulated for getting document together in six months. His company has already begun the planning process for their Duvall Urban Village project and will work to implement the new standards before bringing the plans forward for approval.

Leslie Paterson, 9720 NE 187<sup>th</sup> Place, Kirkland, representing Camwest Development, reported that they are opposed to the medians that have been set forth in the new Design Standards pertaining because they feel the medians would deter from the village character of their new proposed development, specifically the connection between MUI and R12 districts. In general they feel the changes will facilitate their project. The housing portion will allow them to build a variety of houses at different price points but they feel that some of the definitions in the document could be modified for clarity. Lastly, she thanked Council, Planning Commission and staff for all of their efforts, especially Cari, Lara and Todd from the Planning Department.

Scott Lee, 28525 NE 151<sup>st</sup> Street, Duvall, Bishop of the Duvall ward of The Church of Latter Day Saints, thanked the City for all of the hard work putting this plan together. He explained that LDS churches have a particular look and feel to them worldwide and they are seeking some flexibility in the plan as it pertains to church buildings. He stated that since 2001, LDS membership in this area has grown 61% and that it is possible that in the near future there will be two Duvall congregations having to commute out of town to go to services and other church activities. LDS has an agreement with Red Cross to provide emergency shelter. He is in support of the new updated UDR.

Mike Reid, PO Box 1282, Bellevue, Rio Vista Investments, handed out a letter that was recently delivered to the City which addresses what they believe to be Glen Cairn's concerns and what they intend to do about those concerns. He stated that they do not feel

it is proper or reasonable to impose the code condition for extra buffer between R12 and R4 zones where the zones are already divided by a public right of way. He requested Council that if this additional buffer is to be imposed that they are compensated by taking the area out of their open space requirement.

Marcus Swenson, 14933 – 276 Place NE, Duvall, expressed his support for the proposal to clarify language in regards to religious institutions needing to meet the commercial building requirements. He stated that the need to allow for a large facility is much greater as the church grows.

Mike Walsh, 28418 NE 149 Place, Duvall, said that he feels that the new amendments are too restrictive, subjective and specific to allow for innovation or flexibility. He understands that the objective of these amendments is to restrict some low-quality builders from building in town, but the unintended outcome could be that specificity of the changes could prevent good builders from being creative and innovative. The more rules and regulations that are imposed, the more that everything will look the same.

Bob Richey, 15225 – 287 Avenue NE, Duvall also representing LDS church, said that he also supports what has already been said that the City take into consideration the church in the design guidelines to allow accommodations for such buildings.

Ty Waude, 2365 – 132<sup>nd</sup> Avenue SE, Bellevue, thanked Council for allowing him to be a part of their many workshops on the UDR amendments. He said that he had a four page list of concerns a month ago and that list now only has three items on it. He asked that the floor area ratio in the R8 zone be upgraded from .45 to .50. He also said that the phrase “Public Realm” needs a better definition and that he would like to see a more concise definition about sliding glass doors.

Marsha Martin, 9720 NE 120 Place #100, Kirkland, also representing Camwest thanked staff for their hard work dealing with diverse group of people. She has a few definition concerns. She handed out proposed changes to the definitions regarding multi-family detached and single family detached units. She asked Council to accept these changes.

Leroy Collinwood, 28532 NE 153 Street, Duvall, supports an increase in the minimum lot sizes in the various residential areas. He also supports the other comments made during this hearing regarding the flexibility in allowing churches to be built and that religious institutions should be allowed to have exceptions. As long as there are high quality and aesthetically pleasing they should be allowed.

Ron Rasmusson, 27228 NE 143 Court, Duvall, said that Council and Staff has done an amazing job on this document. This is a high quality document that should take the city to a new level. He encouraged Council to pass it and allow this to be a working document.

Sally Trocano, 26833 NE Stella Street, Duvall, said that she has been a resident for 23 years and asked that we all keep something in our town that is strictly our town. She

really wants to keep it peaceful and quiet in old town. She feels that this process is very overwhelming for a regular person and wishes that it was easier for just a regular resident to be involved. She trusts that Council will do the right thing and she hopes the trust is well placed.

Billy Nerenberg, 16018 – 270 Place NE, Duvall, thanked the city for their support for churches. He said that there are nearly 200 children in LDS primary right now and they are out of room. He appreciates the city being flexible so they can build a church in Duvall so they don't have to travel to church and they can have more room for the kids.

8:33 p.m. The Public Hearing was closed.

#### **VIII. New Business:**

**1. (AB07-42) Approve and authorize the Mayor to sign a contract with the Transpo Group for on-call Technical Services.** *It was moved and seconded (Cattin-Kuntz) to approve and authorize the Mayor to sign a contract with the Transpo Group for on-call Technical Services. The motion carried. (5 ayes).*

**2. (AB07-43) Ordinance #1055 updating the Duvall Design Standards.** *It was moved and seconded (Kuntz-Brudnicki) to Approve Ordinance #1055 updating the Duvall Design Standards.*

Cari Hornbein and Lara Thomas, representing the Engineering department, gave an overview of a memo from Boyd Benson, Engineer Manager regarding the proposed updates and answered questions from Council.

*The motion carried. (5 ayes).*

**3. (AB07-44) Ordinance #1056 amending Title 14 of the Duvall Municipal Code, “Unified Development Regulations.”** *It was moved and seconded (Kuntz-Brudnicki) to Approve Ordinance #1056 amending Title 14 of the Duvall Municipal Code, “Unified Development Regulations.”*

Cari Hornbein, Planning Director/City Hall Administrator and Lara Thomas, Associate Planner, spoke on specific issues brought up during the Public Hearing and some suggested amendments to the UDR to address these issues. They also addressed questions and comments from Council.

Council expressed their gratitude to the entire Planning Department Staff, Planning Commission and Council in their efforts to bring these updates so quickly. They also stressed that this is a living document and they will continue to work on it.

Staff recommended that council adopt the 2007 UDR Amendments dated July 12, 2007 with the following amendments:

- As amended at the July 12<sup>th</sup> Council Workshop

- Increase the floor area ratio to .50 in R4, R4.5, R6 and R8
- Change the language for the sliding glass doors on page 36 – 14.34.060 H.C
- Accept the multi family definition and the single family attached as proposed by Camwest

*The motion carried as amended. (5 ayes).*

**4. (AB07-45) Ordinance #1057 repealing Ordinance #1050, and lifting the Moratorium on certain development applications.** *It was moved and seconded (Kuntz-Gill) to Approve Ordinance #1057 repealing Ordinance #1050, and lifting the Moratorium on certain development applications. The motion carried. (5 ayes).*

**IX. Executive Session:** Cancelled

**X. Adjournment:**  
*It was moved and seconded (Kuntz-Gill) to adjourn the meeting. The meeting adjourned at 9:20 p.m.*

Signed \_\_\_\_\_  
 Mayor Will Ibershof

Attest \_\_\_\_\_  
 Jodi Lee Wycoff, Administrative Assistant